106.0	0001	0005.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	852,100 /	852,100
					USE VALUE:	852,100 /	852,100
					ASSESSED:	852,100 /	852,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
120		HUTCHINSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JIANG NIEN-HUEI
Owner 2:	WANG XIAORU
Owner 3:	
Street 1:	35 THORNBERRY RD
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	GAMPP ELAINE ADELE/TRS/L/EST -
Owner 2:	ELAINE ADELE GAMPP TRUST -
Street 1:	120 HUTCHINSON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .233 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1963, having primarily Wood Shingle Exterior and 2074 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10145.000	281,700		570,400	852,100
Total Card	0.233	281,700		570,400	852,100
Total Parcel	0.233	281,700		570,400	852,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 410.85 | /Parcel: 410.85

Legal Description

User Acct 67849

GIS Ref

GIS Ref

Insp Date 09/21/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 106.0-0001-0005.B

!8363!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	281,700	0	10,145.	570,400	852,100		Year end	12/23/2021
2021	101	FV	281,700	0	10,145.	570,400	852,100		Year End Roll	12/10/2020
2020	101	FV	281,700	0	10,145.	570,400	852,100	852,100	Year End Roll	12/18/2019
2019	101	FV	256,600	0	10,145.	633,800	890,400	890,400	Year End Roll	1/3/2019
2018	101	FV	256,600	0	10,145.	543,300	799,900	799,900	Year End Roll	12/20/2017
2017	101	FV	256,600	0	10,145.	507,000	763,600	763,600	Year End Roll	1/3/2017
2016	101	FV	256,600	0	10,145.	434,600	691,200	691,200	Year End	1/4/2016
2015	101	FV	235,600	0	10,145.	389,300	624,900	624,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:12:08

LAST REV

Date	Time
10/28/19	15:08:41
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8363

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GAMPP ELAINE AD	1525-110		4/26/2018		888,000	No	No		
GAMPP ELAINE	1331-54		12/26/2006	Family	10	No	No		
	696-60		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	67849
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/10/2018	581	Redo Bat	14,000					
10/27/2015	1633	Re-Roof	8,500					
7/25/2001	505	Porch	2,500	C				REPAIR STAIRS AND

ACTIVITY INFORMATION

Date	Result	By	Name
9/21/2018	MEAS&NOTICE	BS	Barbara S
4/14/2009	Meas/Inspect	372	PATRIOT
11/10/1999	Mailer Sent		
10/27/1999	Measured	243	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10145		Sq. Ft.	Site		0	70.	0.80	4			Golf co	25	Ledge	-10			570,428						570,400	

Total AC/HA:	0.23290	Total SF/SM:	10145	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	570,428	Spl Credit		Total:	570,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	N - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth	1	Rating:	Fair
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.89990997
Adj $ / SQ:	115.413
Other Features:	113228
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	408238
Depreciation:	126554
Depreciated Total:	281684

COMMENTS

PDAS BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

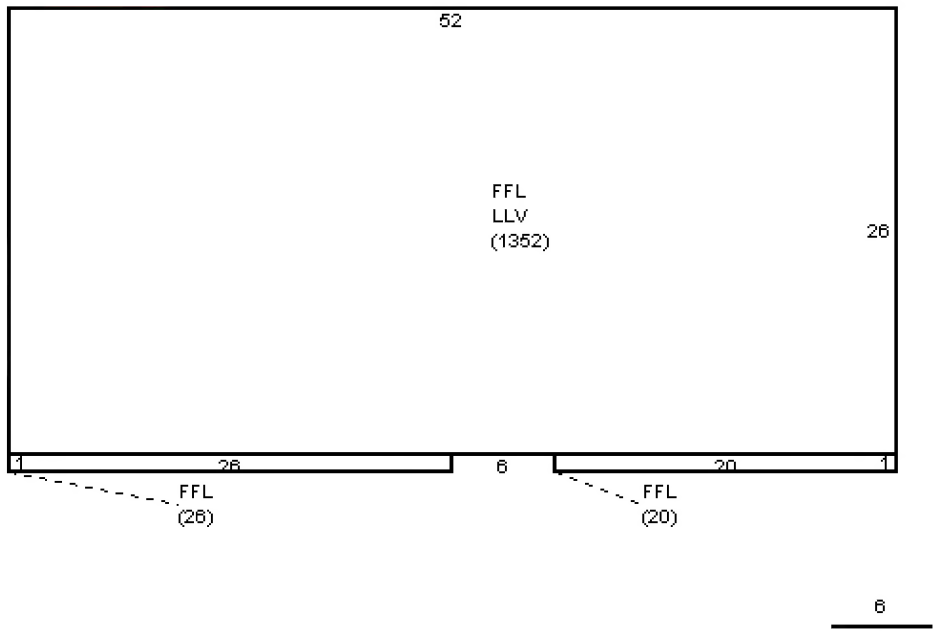
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	126.95
Special Features:	0	Val/Su Net:	102.44
Final Total:	281700	Val/Su SzAd	201.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,398	115.410	161,348
LLV	Lower Level	1,352	71.410	96,549

Net Sketched Area:	2,750	Total:	257,897
Size Ad	1398	Gross Area	2750	FinArea	2074
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

106.0-0001-0005.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc